

# Frank Harris — & Co. —



## Barbican, EC2Y

£865,000

A bright and spacious, second floor one bedroom flat (Type 20), with many original features including the Brooke Marine kitchen and bathroom. The L shape reception room could be converted to a second bedroom and there are views south towards St.Pauls from the full width windows and a large sliding door leading to the balcony. The kitchen is partly open plan and there is a bathroom, separate wc and a double bedroom.



The service charge includes background underfloor heating, 24 hour portorage in the car parks and private residents gardens.  
Car parking, bike storage and storage lockers can be rented by separate negotiation with the City of London.  
This property has direct lift access to the residents' garden below the building.

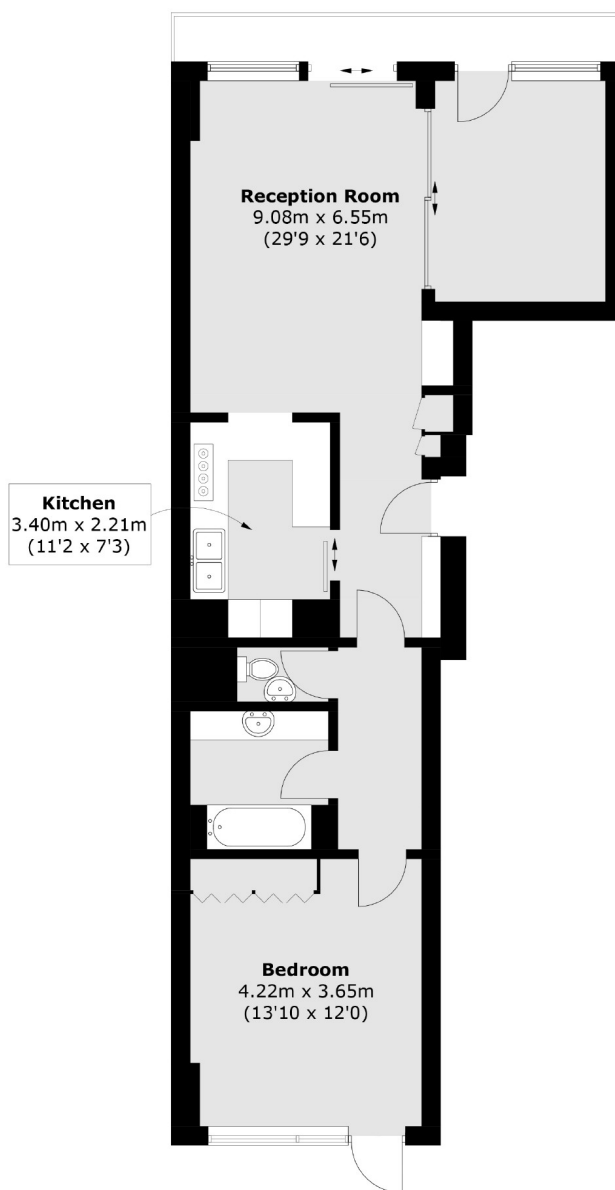
The Barbican Estate includes the Barbican Arts Centre, cinemas, art gallery, concert hall, theatre, restaurants, bars and cafes and a conservatory. A full size Waitrose and Marks & Spencer food and clothing store are nearby.

Transport links from Thomas More House include Barbican, Farringdon (Elizabeth line, Circle and Metropolitan Line, Hammersmith and City) St. Paul's (Central Line).

- One Bedroom Flat • Type 20 • Second Floor •
  - Lease Being Extended • Original Features • No Onward Chain •
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Total area (approx.): 71.8 sq. m (772.8 sq. ft)

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Energy Rating: N/A. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

